

ORDINANCE NO. 2016-01

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA**

WHEREAS, on July 10, 2013, the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the "Township") adopted Resolution 2013-147 declaring designated blocks and lots fronting Route 130 within the Township as an "Area In Need of Redevelopment" (the "Route 130 Corridor Redevelopment Area" or "Redevelopment Area"); and

WHEREAS, 45 days have passed since notice that Resolution 2013-147 was published and no actions have been filed challenging such action;

WHEREAS, on August 23, 2013, the Township received notice from the Department of Community Affairs that the parcels identified in Resolution 2013-147 were effectively designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*) (the "Act"); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, a 12.13+/- acre portion of Block 148.06, Lot 6.01 designated as "Lot 1" in the Redevelopment Plan (as hereinafter defined) is located on Cedar Lane and fronting Railroad Avenue in the Township (the "Property") and located within the Route 130 Corridor Redevelopment Area; and

WHEREAS, the Property consists of one parcel of approximately 12.13 acres in size as identified on page 9.01 of the municipal tax map, contains an existing warehouse and related improvements and its structures and parking lots cover almost all of the Property; and

WHEREAS, the Covington Group, Inc has requested that the Township use its redevelopment powers to assist in making redevelopment on the Property feasible and the Township has agreed to provide assistance to allow the property to be developed for the benefit of the Township; and

WHEREAS, the Township has previously used redevelopment plans to assist in the development of parcels in close proximity to the Property for warehouse, logistic and office developments within the Redevelopment Area; and

WHEREAS, on October 21, 2015, the Township Council adopted Resolution 2015-231 directing the Planning Board of the Township of Florence (the "Planning Board") to develop a redevelopment plan for the Property in accordance with N.J.S.A. 40A:12-7(f); and

WHEREAS, the Planning Board directed its planning Consultant Barbara Fegley, AICP, PP of Environmental Resolutions, Inc. (the "Professional Planner"), to prepare a draft redevelopment plan concerning the Property; and

WHEREAS, on December 17, 2015, the Planning Board held a regularly scheduled meeting to review the draft plan entitled “Railroad Avenue, Covington Redevelopment Plan for Block 148.06, Lot 1, Florence Township, Burlington County, New Jersey” dated December 9, 2015, prepared by Environmental Resolutions, Inc. and sealed by Barbara Fegley, Professional Planner (the "Proposed Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board found that the Proposed Redevelopment Plan was consistent with the Township's Master Plan, offered minor changes to incorporate existing Township controls on solar power arrays and related matters, recommended that the Proposed Redevelopment Plan, with minor changes, be adopted by the Township Council and directed its counsel to transmit notice of the Planning Board conclusions to the Township Council, a copy of which letter, dated December 30, 2015, is attached hereto as Exhibit A; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed BY THE Planning Board and incorporating the suggested changes, which is dated December 9, 2015 and Revised December 29, 2015, prepared by Environmental Resolutions, Inc. and sealed by Barbara Fegley, Professional Planner is attached hereto as Exhibit B (the “Redevelopment Plan”); and

WHEREAS, the Township Council desire to approve the Redevelopment Plan in the form set forth in Exhibit B hereto, and direct that the Township’s Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

Section 2. The zoning map of the Township of Florence is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Council for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

COUNCIL PRESIDENT

JOY WEILER, RMC/MMC
TOWNSHIP CLERK

NOTICE OF PENDING ORDINANCE AND SUMMARY

ORDINANCE NO. 2016-01

PUBLIC NOTICE IS HEREBY GIVEN that an ordinance, the summary terms of which are included herein, was duly introduced and passed upon first reading at a regular meeting of the Township Committee of the Township of Florence, in the County of Burlington, New Jersey, held on January 6, 2016. It will be further considered for final passage and adoption, after public hearing thereon, at a regular meeting of said Township Committee to be held in the Municipal Building, 711 Broad Street, Florence, New Jersey on January 20, 2016 at 8:00 o'clock p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be made available at no cost and during regular business hours, at the Township Clerk's office in the Municipal Building to the members of the general public who shall request the same. The summary of the terms of such ordinance follows:

Title: ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130 REDEVELOPMENT AREA

Summary: In 2009, designated parcels bordering Route 130 were designated by the Township of Florence as a Redevelopment Area (the "Route 130 Redevelopment Area") under the Local Redevelopment and Housing Law (the "Act"). The Township is acting to adopt a redevelopment plan pursuant to the Act to encourage development within certain parcels within the Route 130 Redevelopment Area. Once a redevelopment plan is adopted, the Township anticipates utilizing certain powers under the Act to work with the owners of the property to provide incentives and cooperation to encourage development.

Among the parcels designated by Florence Township in 2009 as part of the Route 130 Redevelopment Area were Block 148.06, Lot 6.01. This ordinance would approve a redevelopment plan (the "Redevelopment Plan") for a 12.13+/- acre portion of Block 148.06, Lot 6.01 designated as Lot 1 (the "Redevelopment Parcel") to facilitate development of approximately 203,887 square feet of industrial space within one building, 83 car parking spaces, 73 trailer parking spaces and related stormwater and landscaping improvements on the 12.13 acre property. Permitted uses include office, certain manufacturing techniques, distribution, research and development, food processing and light manufacturing. The Redevelopment Plan would apply only to the Redevelopment Parcel and not to the remainder of the Route 130 Redevelopment Area. The Redevelopment Plan was the subject of a favorable public hearing before the Florence Township Planning Board on December 17, 2015 and copies of the Redevelopment Plan, the ordinance approving the same and a summary of the Planning Board actions are available for public inspection in the Office of the Florence Township Clerk.